

Store #966

## INITIAL SHORT FORM LEASE

LEASE between **THOUSAND HILLS INVESTMENTS II, LLC**, a Texas limited liability company, with its principal office located at 7134 South Yale Avenue, Suite 710, Tulsa, Oklahoma 74136 ("LESSOR"), and QUIKTRIP CORPORATION, an Oklahoma corporation, with its principal offices located at 4705 S. 129<sup>th</sup> E. Ave., Tulsa, Oklahoma 74134-7008 ("LESSEE").

WITNESSETH

BY WRITTEN LEASE dated 3/20/11, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in Tarrant County, State of Texas, (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the date Lessee's store is completed, equipped and open for business or all construction costs have been paid in full, whichever occurs last, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 29<sup>th</sup> day of March, 2011.

Return to:  
Republic Title of Texas, Inc.  
2626 Howell Street, 10th Floor  
Dallas TX 75204

CRO FFS  
CR# 1022010

LESSOR:  
**THOUSAND HILLS INVESTMENTS II, LLC**  
a Texas limited liability company

By: Kevin E. Willson

Name: Kevin E. Willson

Title: Co-Managing Member

3/23/2011 (Date)

By: Randall Enterprises, Inc.,  
an Oklahoma corporation  
its Co-Managing Member

By: Bruce L. Randall

Name: Bruce L. Randall

Title: President

3-23-2011 (Date)

LESSEE:

QUIKTRIP CORPORATION

By:

JT  
Jeffrey T. Thoene  
Corporate Director of Real Estate

3-28-11 (Date)

STATE OF Oklahoma

) ss.

COUNTY OF Tulsa

This instrument was acknowledged before me on this 23<sup>rd</sup> day of March, 2011, by Kevin E. Willson, to me personally known, who, being by me duly sworn, did say that he is the Co-Managing Member of Thousand Hills Investments II, LLC, and Kevin E. Willson acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

My commission expires:

6/21/2012

Notary Public

STATE OF Oklahoma

) ss.

COUNTY OF Tulsa

This instrument was acknowledged before me on this 23<sup>rd</sup> day of March, 2011, by Bruce L. Randall, to me personally known, who, being by me duly sworn, did say that he is the President of Thousand Hills Investments II, LLC, and Bruce L. Randall acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

My commission expires:

6/21/2012

Notary Public

STATE OF OKLAHOMA

) ss.

COUNTY OF TULSA

On this 28<sup>th</sup> day of March, 2011, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

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Notary Public in and for said County and State

My Commission Expires:

5/31/11

**Exhibit "A"**

**Property Description**

Lot 1, in Block 1 of Westlake Corners North, an Addition to the Town of Westlake, Tarrant County, Texas according to the plat recorded under cc#D211034185, Real Property Records, Tarrant County, Texas.

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CAROL HALL  
REPUBLIC TITLE OF TEXAS INC  
2626 HOWELL STREET 10TH FLR  
DALLAS, TX 75204-4064

Submitter: CAROL HALL

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 3/30/2011 12:19 PM

Instrument #: D211073640

LSE	4	PGS	\$24.00
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By: Mary Louise Garcia

D211073640

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: DBWARD